2385

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

Marbut Glenn Gaston, Jr., Atty.
221 Continental Plaza
Nashville, Tennessee 37215

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ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mr. Archie G. Strutt (NAME)	New Owner (NAME)	135
473 Franklin Limestone Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	30
Nashville, TN. 37217 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	FB# 2D-09990

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, OPAL FRANCES SMITH, married,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ARCHIE G. STRUTT

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in the 2nd, formerly the 5th, Civil District of Davidson County, Tennessee, described according to a survey made by Geo. W. Watkins, Surveyor, April 1, 1949, as follows:

Beginning at a point in the center of the Franklin Limestone Road, 110.8 feet southerly from the southern boundary line of the property owned by Lassiter and Charlton; thence with the center of said Franklin Limestone Road, South 24 deg. west 105 feet to a point, 100.9 feet northerly from the northern boundary line of a tract of land owned by O. C. Chapman; thence north 73 deg. 45 min. west 525 feet to a point; thence north 24 deg. east 105 feet to a point; thence south 73 deg. 45 min. east 525 feet to the beginning.

Being the same property conveyed to Opal Frances Smith by deed from J. F. Davis and wife, Lorine Davis of record in Book 1715, page 199, said Register's Office.

This conveyance is made subject to: (1) 1983 Taxes, which have been prorated and assumed by the Buyer(s); and (2) Easement of record in Book 1229, page 17, said Register's Office.

Irby M. Smith, Jr., husband of Opal Frances Smith, hereby joins in the execution of this instrument for the purpose of conveying any and all interest, including, but not limited to all marital rights, which he may have in the subject property.

unimproved ( )
This is improved(XX) property, known as 473 Franklin Limestone Road Nashville, Tennessee 37217

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, heirs and assigns, forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 11th day of February, 19 83

Opal Frances Smith
OPAL FRANCES SMITH

Irby M. Smith Jr.
IRBY M. SMITH, JR.

STATE OF TENNESSEE

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6913

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Opal Frances Smith and husband, Irby M. Smith, Jr.

the bargainor s, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

02/14 03.70

Witness my hand and official seal at Nashville, Tennessee, this 11th day of February, 1983.

My commission expires 10-21-84 Notary Public

CHECK

STATE OF TENNESSEE

COUNTY OF

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____self to be _____ of the _____, the within named bargainor, a corporation, and that as such _____ being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as such _____.

Witness my hand and official seal, at _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

RUSH

IDENTIF. REFERENCE

Feb 14 8 09 AM '83

FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN

H 3 0 8 4 5

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 22,000.00

Archie G. Strutt
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF February, 1983.

MY COMMISSION EXPIRES: 10-21-84
(AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM

OPAL FRANCES SMITH
and husband,
IRBY M. SMITH, JR.

TO

ARCHIE G. STRUTT

First Title & Escrow Company, Inc.
P.O. Box 928
256 Highland Building
BRENTWOOD, TENNESSEE 37027-0926

File Box 38

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			22000.00= CO	
			57.20 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	63.70
			6913A02/14/83 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H30845

IDENTIF. REFERENCE

FEB 14 8 04 AM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 929080